



NEIGHBORHOODS,  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

PLANNING DIVISION  
1231 I STREET, RM 200  
SACRAMENTO, CA 95814  
(916) 264-5959 Phone  
(916) 264-7046 Fax

**ZONING ADMINISTRATOR'S REVIEW**  
**PLAN REVIEW MINOR MODIFICATION**

**FILE:** Z00-081

**PREVIOUS FILE NUMBERS:** P8782; P82-040

**PROJECT ADDRESS:** 1400 River Park Drive

**APN:** 277-0287-032

**APPLICANT:** Arktegraf. Inc.  
1800 27th St.  
Sacramento, CA 95816

**OWNER:** California Veterinary Medical Association  
5231 Madison Ave.  
Sacramento, CA 95841

**COMMENTS:**

The applicant proposes to replace the existing deteriorated wood siding and replace it with new stucco and brick veneer for an existing commercial office building. The wood siding is approximately 20 years old and the applicant would like to replace it with material more easily maintained. One storefront door is being removed and replaced with storefront glass to match existing. The applicant is also upgrading the interior of the building with the relocation of walls and office access areas. The site is located in an Office, Plan Review, Planned Unit Development (OB-R:PUD) zone. Any modifications to the existing site or structures requires a Plan Review Modification. The requested modifications do not increase the building square footage, and therefore require a Zoning Administrator Plan Review Minor Modification.

**ACTION:**

The proposed project to modify the exterior building materials is substantially consistent with the previously approved entitlements, and will continue to be integral to the surrounding

**Z00-081**

development. The use of stucco and brick veneer will enhance the development. The Zoning Administrator approves the Plan Review Minor Modification subject to the following conditions:

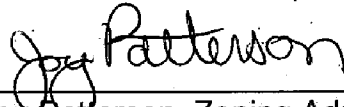
1. The proposed modifications shall conform to the submitted plans. If plans are revised, then a copy shall be given to the Planning Staff.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. Any future modifications or revisions shall require Planning review and approval.

**APPROVED ON:** August 14, 2000

**PREPARED BY:**

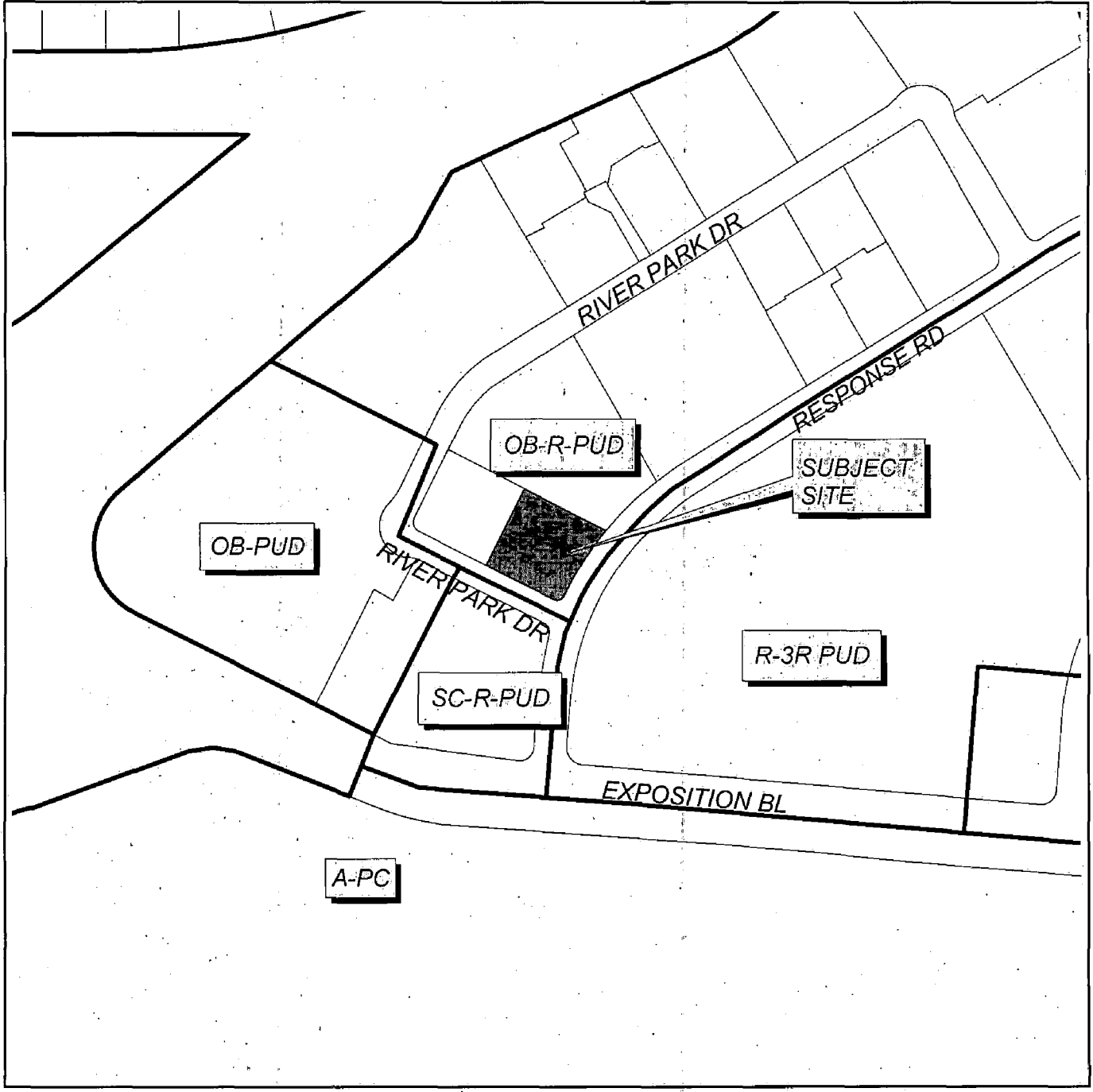
  
Donna Decker, Assistant Planner

**APPROVED BY:**

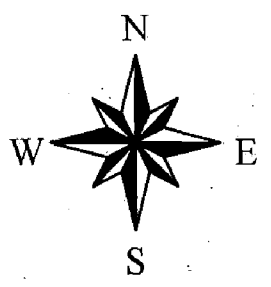
  
Joy Patterson, Zoning Administrator

**Attachments:** Exhibit A: Site Plan  
Exhibit B: Elevations

File: Original  
cc: Applicant  
ZA Log Book



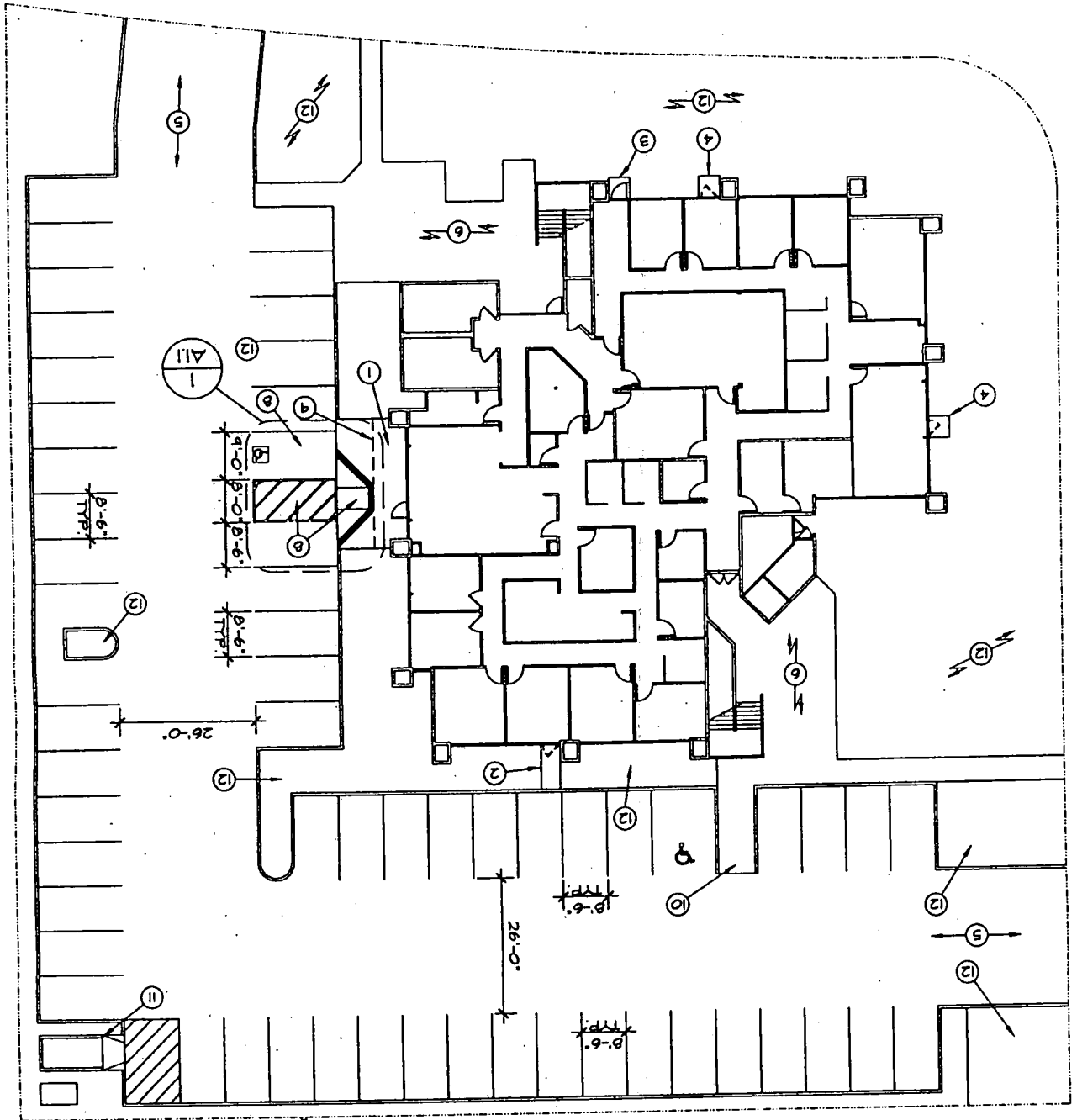
VICINITY MAP  
&  
ZONING



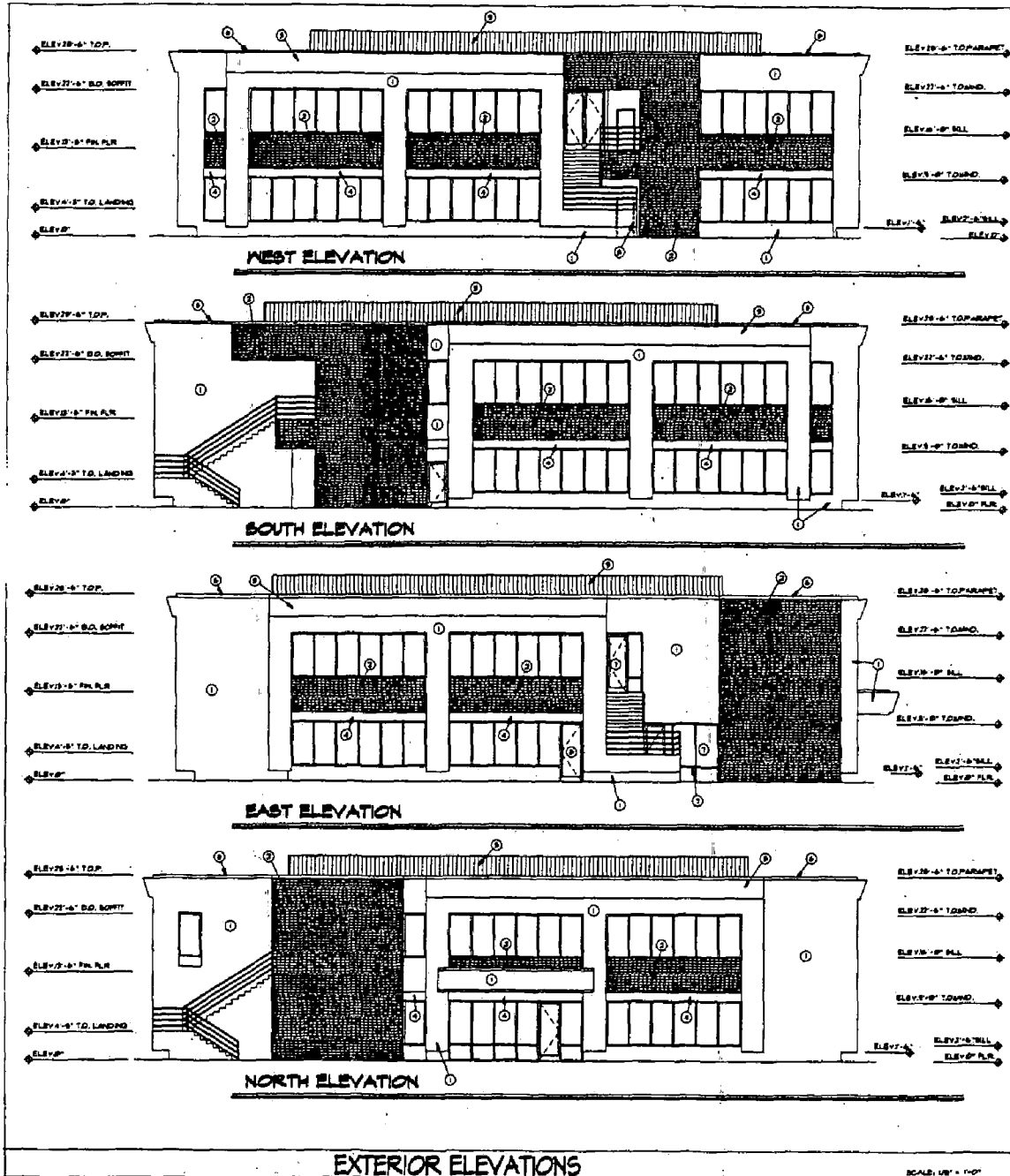
Planning & Building  
Department

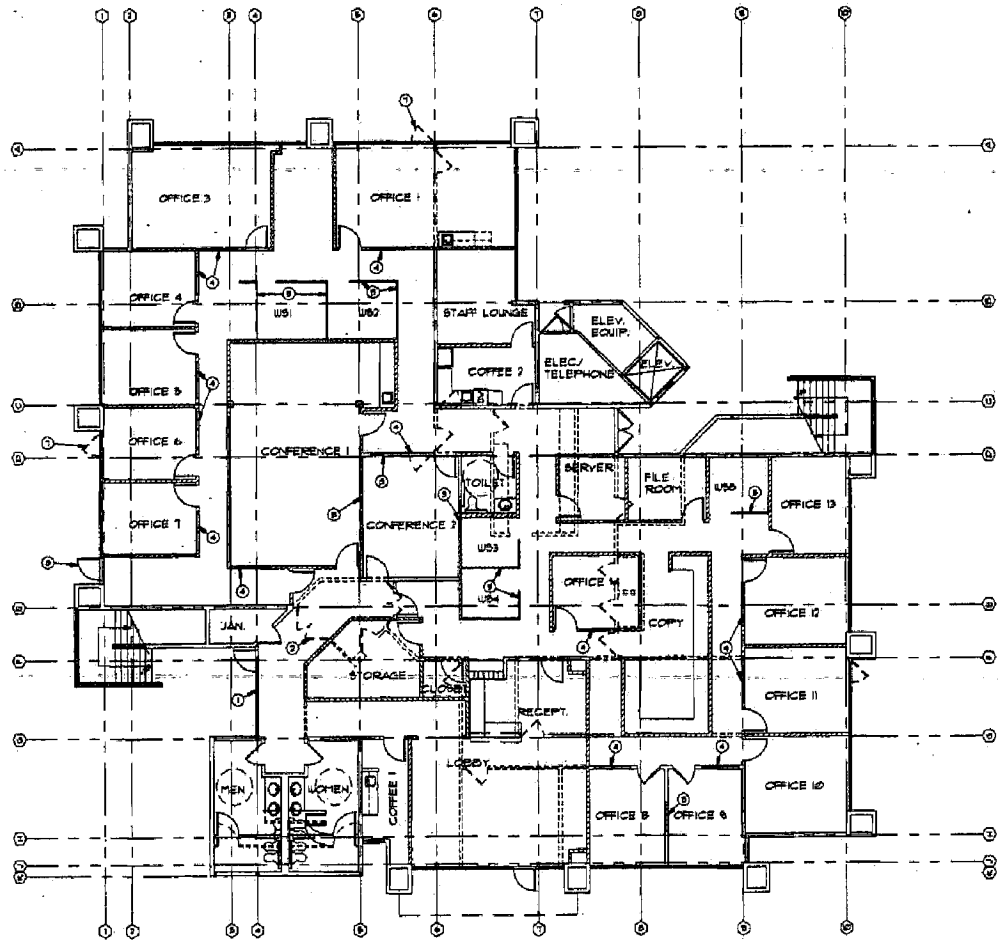
Geographic  
Information  
System

EXHIBIT A



# EXHIBIT B





FIRST FLOOR

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ① ALL EXTERIOR WINDOWS ARE EXISTING EXCEPT AS NOTED ON PLAN

KEY NOTES

- ① NEW STOREFRONT SYSTEM ANODIZED ALUMINUM BRONZED
- ② REMOVE EXISTING ENTRY DOOR
- ③ REMOVE EXISTING WINDOWS FILL IN WITH FRAMING
- ④ NEW 8'-0" X 6'-0" WINDOWS
- ⑤ NEW OFFICE PANELIZED PARTITION
- ⑥ GALV. SHT. MTL. GAP
- ⑦ REMOVE ALUMINUM STORE FRONT DOOR FILL IN WITH STOREFRONT GLASS TO MATCH EXISTING
- ⑧ REMOVE ALUMINUM STORE FRONT WINDOW ADD ALUMINUM STOREFRONT DOOR TO MATCH EXISTING

LEGEND

- NEW WALLS
- NEW WALLS WITH SOUND INSULATION
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

**ARKTEGRAF**  
ARCHITECTS

**CAL-MET MEDICAL ASSOC.**  
1400 RIVER PARK DRIVE  
SACRAMENTO, CA

Project: \_\_\_\_\_  
Consultants: \_\_\_\_\_  
Architect: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Sheet: \_\_\_\_\_

**A22**

DATE PLOTTED: \_\_\_\_\_

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